

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Anchorage Community Land Trust****Federal Tax ID: 20-0461014****Project Title:**

Anchorage Community Land Trust - Mountain View Services Center Upgrade

State Funding Requested: \$ 1,800,000**House District: 20 - J**

One-Time Need

Brief Project Description:

1.8 million to complete the Mountain View Services Center. This project is 80 percent complete and is the anchor of the Mountain View revitalization effort.

Funding Plan:**Total Cost of Project: \$109,458,111**

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Federal Funds	\$2,000,000	2005				
Rasmuson Foundation	\$1,500,000	2005				
Local Funds	\$1,823,506	2005				
Other	\$1,823,305	2005				
Total	\$7,146,811					

*Explanation of Other Funds:**See attached PDF***Detailed Project Description and Justification:**

The Anchorage Community Land Trust's first major project in Mountain View is the Sadler's warehouse building redevelopment which has been in the making for the past four years. A combination of funding sources has contributed to this 10 million dollar facility which is in the final phase of completion. The 51,933 square foot facility is currently home to Campfire USA and Foraker, both non-profit organizations in the Anchorage community.

The building at the time of purchase was an abandoned warehouse in a key location in the Mountain View commercial district. The transformation is 80% complete and the remaining 1.8 million will complete the renovations to this important neighborhood revitalization effort.

Project Timeline:

FY2009 Funds will be expended in 2009

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Anchorage Community Land Trust

Grant Recipient Contact Information:

Contact Name: Jewel Jones

Phone Number: (907) 274-0170

Address: 3142 Mountain View Drive, Anchorage, AK 99501

Email: JonesJL@ci.anchorage.ak.us

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

Capital Project Request

1. Project Name

Mt. View Service Center

2. Project Location and House District

161 Klevin Street – Anchorage, AK 99508 House District 20

3. Description of Project

This project is the major anchor of the revitalization of the Mountain View neighborhood coordinated by the Anchorage Community Land Trust. The Mt. View Service Center is designed to do more than create a building. The facility we are seeking to fund currently houses Camp Fire USA, the premier non-profit organization that operates before and after school programs for low and moderate income children providing wholesome activities and a safe haven during the time their parents are working or training. Request from both Title 1 elementary schools (Mt. View Elementary and William Tyson) asked ACLT, working through Camp Fire, to establish before and after school programs. Both are “walk to” schools and do not have transportation services provided. These children are often at school very early in the morning which poses public health and safety concerns for the neighborhood and their parents. The Foraker group is providing needed organizational support to non-profits to help them work more efficiently. ACLT is currently in serious discussion with Catholic Social Services to lease over 12,000 square feet that will house their programs - Immigration and Refugee services, Adoption, Case Management, and direct support services that will assist Mt. View residents and the general community with these needed programs making for a safer and healthier neighborhood. Cook Inlet Tribal Council, the non-profit arm of Cook Inlet Region is another tenant under consideration for warehouse space to house their transportation programs. Many of their clients and eligible participants live in Mt. View which will not only provide for ease of access, but also would be the catalyst for job development and growth. The combined program occupants of the Mt. View Service Center more than meet the guidelines of the State’s basic government services outlined by Governor Palin.

4. Amount of Funding Requested:

Our request is \$1.8 million dollars to compete the building renovations

5. Total funding to complete the project

This amount would complete the project

6. Number of years to complete the project; start and end dates

With the requested funding received, the Mt. View Service Center would be completed in less than one year or early 2009.

7. Matching Funds available/sources

Project Investment	
ACLT Capital Investment	\$ 1,823,305
H.U.D. Section 108 for Property Acquisition	\$ 2,000,000
New Market Tax Credits	\$ 2,541,000
Rasmuson Foundation Grant	\$ 1,500,000
Wells Fargo Community Development Corp. Leveraged Equity-	\$ 1,161,506
Projected Interest Income from New Market Tax Credit Account	\$ 120,000
Total Revenue	\$9,145,811

Project Costs	
Property Acquisition	\$ 2,143,785
Construction Phase I – Core, Exterior & Camp Fire	\$ 4,447,586
Design, Bonds, Insurance, Fees, Taxes, Project Management	\$ 1,266,435
Construction Phase II – Foraker	\$ 494,500
Foraker Relocation	\$ 200,000
Construction Phase III – Non-profits SBDC	\$ 684,000
Construction Phase IV – Unleased Space	\$ 1,709,505
2% Contingency	\$ 212,961
Cost Total	\$10,945,811

8. If the project received prior state appropriations, list the amount and the year of appropriation.

State revenues have been requested but not received for this project

9. Are funds for the project included in the governor's proposed FY2009 budget?

Funds have been requested but not included in the FY2009 budget.

10. Are federal funds being sought, either through competitive grants or earmarks.

Federal funds have been requested through the Municipality of Anchorage from Senator Stevens's office.

11. Has the project gone through a public review process at the local level and is it a community priority demonstrated by resolution or other official action by the governing body?

The Mt. View Service Center was included in the Anchorage Assembly approved Municipal Capital Legislative request last year and has been included again this year as a priority. Municipal investments in road infrastructure have been a critical component in the Mt. View effort and support the Service Center revitalization effort.

12. If funding is made available for the project this year, who will be responsible for providing the ongoing maintenance and operations cost?

The Anchorage Community Land Trust, as the building owner, will be responsible for these ongoing cost supported by rental and lease payments from tenants. Rates charged will be reasonable or at market rate to cover these cost.

13. Legislator submitting request

Representative Kevin Meyer with additional sponsorship from Senator Wielechowski will submit this request.

14. Project contact information – name, address, e-mail, phone

Jewel Jones
Interim CEO
3142 Mountain View Drive
Anchorage, AK 99501
(907) 274-0170



State of Alaska
Department of
Public Safety

Sarah Palin, Governor
Walt Monegan, Commissioner

February 15, 2008

The Honorable Sarah Palin
Governor of Alaska
Juneau Office
PO Box 11001
Juneau, AK 99811-0001

Dear Governor Palin:

I have been in recent conversation with Jewel Jones from the Anchorage Community Land Trust regarding requested State support for the completion of the Sadler Furniture Warehouse redevelopment in Mountain View.

Mountain View is certainly the most diverse community in the Municipality, and perhaps, the State. As such many "new" and long time Alaskans call this neighborhood home. As history shows, such neighborhoods without a defined identity have cultural clashes that sadly erupt into violence. Any effort to stabilize and establish a more stable identity will add to the effort of saving money, and perhaps even saving lives.

This \$10 million dollar, 51,933 square foot redevelopment is transforming that abandoned warehouse in a key location into a unique modern office facility which is the current administrative headquarters for the Foraker Group and Camp Fire USA. I understand that you recently visited the facility and met some of the Camp Fire staff. Given that, I am sure that you too could see the potential of collaborative youth and resident programs that would promote personal and public safety.

The Anchorage Community Land Trust is requesting \$1.8 million dollars, the same amount passed last year by the Legislature but vetoed. As advised by Ms. Jones, the Municipality of Anchorage has invested \$2,000,000 and the Rasmussen Foundation \$1.5 million dollars. Ms. Jones has also indicated that Representative Kevin Meyer will submit this \$1.8 million dollar request as a "state match" with support from the Anchorage area legislators.

"Public Safety through Public Service"

Office of the Commissioner
5700 E. Tudor Road – Anchorage, AK 99507 – Voice (907) 269-5086 – Fax (907) 269-4543
Juneau Office – Voice (907) 465-4322 – Fax (907) 465-4362

The Honorable Sarah Palin
Page 2
February 15, 2008

Mountain View is one of the oldest neighborhoods in Anchorage but has seen significant deterioration over the past several decades. The community ranks at or near the bottom of many social indicators and is known for its high crime rate. During my time with the Anchorage Police Department, I saw this deterioration take place and the many associated problems that come with it. With the continued migration from rural Alaska into the urban areas, Mountain View is often their first destination. Both Tyson and Mountain View Elementary are the most diverse in the Anchorage School District and designated as Title I schools with over 80% of the students eligible for the free lunch programs.

Their parents are hard working but too often don't have the time or skills to keep their children out of harms way. The agencies and programs that will occupy the building once completed, will bring needed assistance to the residents that will be easy to access and immense value in providing needed support for families.

I fully support the Land Trust efforts and request for inclusion in the capital budget. Thank you for your consideration and review.

Sincerely,



Walt Monegan
Commissioner

"Public Safety through Public Service"

Office of the Commissioner

**5700 E. Tudor Road – Anchorage, AK 99507 – Voice (907) 269-5086 – Fax (907) 269-4543
Juneau Office – Voice (907) 465-4322 – Fax (907) 465-4362**

2008 STATE LEGISLATIVE PROGRAM**MUNICIPAL PRIORITY ISSUES*****Capital Budget*****Economic & Community Development****PROJECT NAME:** MOUNTAIN VIEW SERVICES CENTER-FACILITY RENOVATION
COMPLETION**PROJECT TYPE:** Facility Renovation**GRANT REQUEST:** \$1,800,000**PROJECT DESCRIPTION:**

The Anchorage Community Land Trust's first major project in Mountain View is the Sadler's warehouse building redevelopment which has been in the making for the past four years. A combination of funding sources has contributed to this 10 million dollar facility which is in the final phase of completion. The 51,933 facility is currently home to Campfire USA and Foraker, both non-profit organizations in the Anchorage community. The building at the time of purchase was an abandoned warehouse in a key location in the Mountain View commercial district. The transformation is 80% complete and the remaining 1.8 will complete the renovations to this important neighborhood revitalization effort.

COMMENTS:

This project is strongly supported by the Mountain View community council and residents. With anchor tenants already in place the remaining building can be completed to provide additional needed space for non-profits and new retail opportunities in the neighborhood.

JUSTIFICATION:

The funding requested is the remaining dollars need to complete the project. It is now 80% complete. More than 100 million dollars has already been invested in the Mountain View revitalization effort including the new Clark Middle School, the Glen Square Mall, the Mt View road upgrades, and 40 million in housing rehabilitation and home construction.

	(000s)						
FUNDING FORECAST	2008	2009	2010	2011	2012	2013	T
9825 - State Grant Revenue - Direct	1,800	0	0	0	0	0	1,800
Project Total	1,800	0	0	0	0	0	1,800

Legislative District(s)**House:** District 20-Mt View/Wonder Park**Community Council(s):** Mountain View**CONTACT PERSON:** Mary Jane Michael, Executive Director; Office of Economic & Community Development; 343-4365;
michaelmj@muni.org

Bill Allen
PO Box 1210
Palmer, Alaska 99645

May 29, 2007

The Honorable Sarah Palin
Governor
State of Alaska
550 W. 7th Avenue
Anchorage, Alaska 99501

HAND DELIVERED

Dear Governor Palin:

While I write this letter as a private citizen, it is important for you to note that I was involved with the Mt View Neighborhood Revitalization Project for the past few years in my previous capacity as State Director of USDA Rural Development. I continue to support this cause of public/private investment in an old and economically depressed area of Alaska's largest city for the purpose of revitalizing the neighborhood making it a safe and decent community where people can reside and work in a safe, healthy and vibrant environment


Funding directed to this project will have multiple benefits to the people and their quality of life; economic opportunities will create employment thereby reducing welfare payments and decrease an "out of control" crime situation that currently exists in Mt View.

I have the honor and pleasure to serve on the Foraker Group Board of Directors and our board has approved a substantial investment in this project for our administration offices and with additional funding coming from charitable foundations, non-profit organizations and government/private funding..... what was a dream yesterday for this neighborhood can become a reality tomorrow.

Governor, I am aware of your concern about state funded projects being sustainable and I whole heartedly agree and I can assure you that this \$10 million revitalization of the old Sadler's Furniture Warehouse structure will generate adequate cash flow to sustain its operations.

I appeal to you to approve the state appropriation of \$1.8 million to the Anchorage Community Land Trust in support of the Mt View Service Center.

Kindest regards.



Copies sent to:

Mike Tibbles, Chief of Staff

John Bitney, Legislative Director

Karen Rehfeld, OMB Director



✓ Senator Wielechowski

Representative Gruenberg

George Cannelos, Board Chair, ACLT





St. Anthony Parish

825 South Klewin St. + Anchorage, Alaska 99508
Tel 907 333-5544; FAX 907 333-3864

May 29, 2007

Governor Sarah Palin
Office of the Governor
PO Box 110001
Juneau, AK 99811-0001

Dear Governor Palin:

I have worked with Mountain View residents for 5 years as pastor of our Church. Our parish encompasses the area of Mountain View. And as one who grew up in Anchorage and have lived here since the early 60s, I had friends in Mountain View whom I went to school with. I have seen the downward slide in the neighborhood. This is why I'm pleased to serve on the board of the Anchorage Community Land Trust (ACLT). This organization is working with neighborhood residents to create a vision of positive growth and opportunity for the future. Mountain View residents report feeling like there may finally be positive change for the neighborhood.

I am writing today to point out a very important appropriation to the Anchorage Community Land Trust. This appropriation is in the amount of \$1.8 million and it will help to finish our first large revitalization project. We're creating new opportunity out of old neighborhood blight. With the Foraker Group, Campfire, the UAA Small Business Development Center, and others, there will be new activity in the neighborhood and new opportunities for neighborhood residents.

We welcome you to tour this project at your earliest opportunity. This old warehouse will be the Mountain View Services Center. The requested appropriation complements funding from other sources. We have worked closely with both the Mayor's offices, the Mountain View Community Council, local faith-based organizations, and others. This appropriation will allow for the strong completion of the project and the earliest benefit to Mountain View residents.

Sincerely yours,

Father Fred Bugarin, Pastor

cc: Senator Bill Wielechowski
Representative Max Gruenberg
Mr. Mike Tibbles
Mr. John Bitney
Ms. Karen Rehfeld
Mr. Ray Gillespie



Centro de Servicio HISPANO
HISPANIC Service Center

May 30, 2007

Governor Sarah Palin
Office of the Governor
PO Box 110001
Juneau, AK 99811-0001

Dear Governor Palin:

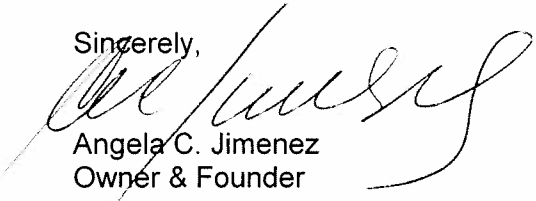
I am a member of the Board of Directors of the Anchorage Community Land Trust (ACLT). I am writing to request your approval of the appropriation to ACLT in support of the Mountain View Services Center for \$1.8 million. (Page 6, line 23 of SB 53).

I have lived and worked in Mountain View for over ten years. This neighborhood has had a rough time. My involvement with ACLT has given me hope for the future of the neighborhood. Our first project has been amazing to watch. We are involved in rehabilitating an old building into something new that the neighborhood can use. We're turning the Sadler's warehouse into the Mountain View Services Center. The \$1.8 million request will help to finish out the project. Many other investors are involved, including the Rasmuson Foundation and Wells Fargo Bank through the New Market Tax Credits. The strength in this project will be the fact that it is a public/private partnership on behalf of the neighborhood.

This neighborhood is incredibly diverse. That diversity is its strength. By helping out the neighborhood to get back on the right track, we're helping to create economic opportunity for all the people of Mountain View, including Hispanic, Hmong, Native Alaskan and others.

ACLT is an independent 501(c)(3) organization with the mission of helping to revitalize the Mountain View neighborhood. I am proud to serve on the Board of ACLT and this neighborhood and I welcome the participation of the state and your office.

Sincerely,



Angela C. Jimenez
Owner & Founder

cc: Senator Bill Wielechowski
Representative Max Gruenberg
Mr. Mike Tibbles
Mr. John Bitney
Ms. Karen Rehfeld
Mr. Ray Gillespie



Steve Mahoney, Board Treasurer
Anchorage Community Land Trust
3142 Mountain View Drive
Anchorage, AK 99501

May 25, 2007

Governor Sarah Palin
Office of the Governor
PO Box 110001
Juneau, AK 99811-0001

Dear Governor Palin:

On behalf of the Board of Directors of the Anchorage Community Land Trust (ACLT), I am writing to request your approval of the appropriation to ACLT in support of the Mountain View Service Center for \$1.8 million. This appropriation is found on page 6, line 23 of SB 53, the Capital budget bill.

In support of this revitalization effort, this matching grant will leverage \$8.2 million in private funds to be used to complete ACLT's first major project: redeveloping the old Sadler Furniture Warehouse into the Mountain View Services Center. This \$10 million, 51,933 square foot redevelopment will not only house Camp Fire Alaska USA, The Foraker Group, and other nonprofit organizations, it will also serve as a community center for the neighborhood, providing space for events and meetings. This upgrade will help change the look of the neighborhood and turn an old, abandoned building into an asset for the entire community.

Mountain View is one of the oldest neighborhoods in Anchorage – it is also one of the most economically depressed. ACLT is an independent 501(c)(3) organization with the mission of helping to revitalize the Mountain View neighborhood. Mountain View residents deserve to feel safe and have a quality of life that benefits from arts, culture, and economic opportunity – a healthy, prosperous, dynamic community where people live, work and play. This vision stands in sharp contrast to the current neighborhood where poverty is concentrated, the housing stock is poor, economic opportunities are few and crime rates are high.

By combining support from the Rasmuson Foundation, the state, tax credit investments and low interest loans, the project will be accomplished through a complex variety of sources representing a true public/private partnership. Operating costs will not be paid by the state but from private sources. The state appropriation to ACLT is integral to furthering this important work.

Enclosed is detailed information about the project, including a budget. Note the variety of funding sources that will be leveraged with this legislative appropriation. Please accept my deepest gratitude and thanks for your consideration in the matter of this \$1.8 million state appropriation. Please contact me if you have questions or concerns.

Sincerely,

Steve Mahoney
Board Treasurer

cc: Chief of Staff Mike Tibbles, Legislative Director John Bitney, OMB Director Karen Rehfeld
Senator Bill Wielechowski, Representative Max Gruenberg